

4.16 IRREVERSIBLE and IRRETRIEVABLE COMMITMENT OF RESOURCES

Implementation of the Proposed Master Plan or Design Alternative Master Plan would require a commitment of natural, physical energy, human, and fiscal resources. In all of these categories, irreversible and irretrievable commitments of resources potentially would occur. However, the importance of these actions would vary, depending on the scarcity of the resources and their ability to be reclaimed.

The proposed commitment of natural, physical, human, and fiscal resources is based on the belief that businesses, employees, and residents of the surrounding area would benefit from replacement of distressed public housing with a new mixed income neighborhood that would combine public housing with workforce rental housing, and home ownership opportunities. In addition, the Proposed Master Plan is based on low impact design and sustainable building principles that would meet the following goals:

- Improve the site's eco-system;
- Conserve resources, including water, energy, and materials;
- Protect human health and safety;
- Raise awareness about Green Building and Development;
- Support Hope VI Community Building Goals; and
- Achieve the equivalent of a 2-star rating in Build Green and strive to achieve a 3-star rating for the community and residential units.

4.17 LOCAL SHORT TERM USES OF THE ENVIRONMENT and LONG TERM PRODUCTIVITY

Implementation of the Proposed Master Plan or Design Alternative Master Plan would involve trade-offs between short-term environmental losses and long-term gains. Short-term construction effects would include temporary displacement and relocation of residents, generation of construction, noise, particulate air pollution, and inconvenient traffic conditions. Short-term soil erosion and water quality impacts may also result during and shortly after construction. However, mitigation measures would be incorporated to minimize these potential impacts. Construction jobs would be generated.

The Proposed Master Plan would balance efficient land use, enhanced design and physical integration with the surrounding community. New workforce housing would provide attractive affordable housing for emerging wage earners. Homeownership opportunities could provide a critical stability previously lacking. The increase in available housing reflects King County's priorities under the Growth Management Act and its Comprehensive Plan, which mandates additional housing development and increased densities in developed urban areas located near urban centers such as White Center. Increased spending for goods and services would support local businesses.